

117.0

0003

0001.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

953,800 / 953,800

USE VALUE:

953,800 / 953,800

ASSESSED:

953,800 / 953,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RABINOWITZ JONATHAN & NATALEE	
Owner 2:	
Owner 3:	

Street 1: 81 THESDA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GREENER FREDERICK G-ETAL -

Owner 2: GREENER SANDRA R. -

Street 1: 81 THESDA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 21,668 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2401 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21668		Sq. Ft.	Site		0	70.	0.45	6			Wet	-10					682,542						682,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	21668.000	271,300		682,500	953,800		75493
							GIS Ref
							GIS Ref
							Insp Date
							09/21/20

PREVIOUS ASSESSMENT									Parcel ID	117.0-0003-0001.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	263,500	0	21,668.	682,500	946,000	946,000	Year End Roll	12/18/2019	
2019	101	FV	223,200	0	21,668.	672,800	896,000	896,000	Year End Roll	1/3/2019	
2018	101	FV	223,200	0	21,668.	516,800	740,000	740,000	Year End Roll	12/20/2017	
2017	101	FV	223,200	0	21,668.	487,500	710,700	710,700	Year End Roll	1/3/2017	
2016	101	FV	223,200	0	21,668.	448,500	671,700	671,700	Year End	1/4/2016	
2015	101	FV	222,100	0	21,668.	419,300	641,400	641,400	Year End Roll	12/11/2014	
2014	101	FV	222,100	0	21,668.	386,100	608,200	608,200	Year End Roll	12/16/2013	
2013	101	FV	222,100	0	21,668.	386,100	608,200	608,200		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENER FREDERI	58580-188		2/29/2012		565,000	No	No		
	13276-11		8/31/1977		61,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/12/2019	1179	Inter Fi	88,950	O					9/21/2020	Measured	DGM	D Mann					
10/3/2014	1311	Solar Pa	3,700						9/19/2018	MEAS&NOTICE	CC	Chris C					
									5/28/2012	MLS	EMK	Ellen K					
									11/24/2008	Meas/Inspect	336	PATRIOT					
									11/8/2000	Hearing Chag	189	PATRIOT					
									3/22/2000	Inspected	270	PATRIOT					
									2/10/2000	Measured	264	PATRIOT					
									1/1/1982		CS						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 2	Rating: Average			bsmt sink.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:										20				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fppl: 2	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1957	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	6	3							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	26.4	%		Plumbing:											
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 1.00999999															
Insulation: 2 - Typical				Adj \$ / SQ: 129.533															
Int vs Ext: S				Other Features: 94842															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 368570															
% Com Wall		% Sprinkled:		Depreciation: 97302															
				Depreciated Total: 271268															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:		Serial #:															
SPEC FEATURES/YARD ITEMS				Year:															
				Color:															
PARCEL ID 117.0-0003-0001.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		1 8x12	A	AV	1990	0.00	T	23.2	101							
2	Frame Shed	D	Y		1 10x16	A	AV	2005	0.00	T	11.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							